



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 17, 2016

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant or person who has requested notice, you should know that the Development Services Department Staff will make a decision to approve, conditionally approve, modify or deny an application for a Coastal Development Permit. The project proposes conversion of an existing garage to a 700 square-foot Companion Unit, with a 379 square-foot Guest Quarters above a 385 square-foot new carport and a new parking space with the existing house to remain. The 0.14-acre site is located at 1150 Emerald Street in the RS-1-7 zone. This development is within the Coastal Overlay zone (non-appealable) and the application was filed on September 30, 2016. The project is in the Pacific Beach community plan area in Council District 2

PROJECT NO:	513720
PROJECT NAME:	<u>EMERALD CDP</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	AARON BORJA
COMMUNITY PLAN AREA:	PACIFIC BEACH
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Jeffrey W. Robles, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5225 / JWrobles@sandiego.gov

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you want to receive a "Notice of Decision", you must submit a written request to the City Project Manager listed above no later than ten (10) business days from the mailing date of this Notice. This project is undergoing environmental review.

The decision of the Development Services Department Staff can be appealed to the **Planning Commission**. An appeal must be made within twelve (12) business days after the decision date. Appeal applications are available at the Development Services Department, 1222 First Avenue, 3rd Floor, Check-In Counter, San Diego, CA 92101.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Brian Curry, Chair of the Pacific Beach Planning Group at (619) 517-1520 to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

This information will be made available in alternative formats upon request.

Internal Order No.: 24007018



Development Services Department

Jeffrey W. Robles / Project No. 513720

1222 First Ave., MS 504• San Diego, California 92101-4101

RETURN SERVICE REQUESTED